

A-5517

Construct a one story rear addition to accommodate a kitchen/breakfast room and a one story addition to accommodate a mud room. The proposed additions combined with the existing house and detached garage will exceed the 35% total lot coverage by 3.8%.

Mr. and Mrs. John J. Campanella
22 Hesketh Street

**CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING**

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 6th day of April, 2009 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-5517
MR. AND MRS. JOHN J. CAMPANELLA
22 HESKETH STREET
CHEVY CHASE, MARYLAND 20815**

The applicants seek a variance from the Board of Managers pursuant to Section 8-12 of the Chevy Chase Village Building Code to construct a one story rear addition to accommodate a kitchen/breakfast room and a one story addition to accommodate a proposed mud room. The proposed additions combined with the existing house and detached garage would exceed the 35% total allowed lot coverage by 3.8%.

The Chevy Chase Village Code § 8-17 (n) states:

The lot coverage on any residentially zoned lot shall not exceed thirty-five (35) percent.

Additional information regarding this case may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.ccvillage.org or you may contact the office for this information to be mailed to you.

This notice was mailed to abutting property owners on the 26th day of March, 2009.

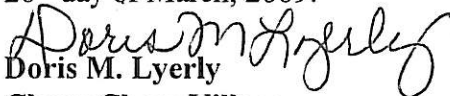
**Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300**

MAILING LIST FOR APPEAL A-5517

MR. AND MRS. JOHN J. CAMPANELLA
22 HESKETH STREET
CHEVY CHASE, MARYLAND 20815

Adjoining and confronting property owners	
Mr. Daniel H. Waterman Ms. Deborah G. Hirtz Or Current Resident 15 Hesketh Street Chevy Chase, MD 20815	Mr. and Mrs. William J. Walsh Or Current Resident 24 Hesketh Street Chevy Chase, MD 20815
Mr. and Mrs. Joseph R. Schurman Or Current Resident 17 Hesketh Street Chevy Chase, MD 20815	Mr. Martin J. Weinstein Ms. Lori A. Leonovicz Or Current Resident 25 Hesketh Street Chevy Chase, MD 20815
Mr. and Mrs. Perry W. Linder Or Current Resident 18 Hesketh Street Chevy Chase, MD 20815	Mr. Joseph G. Howe, III Ms. Mary Frances Pearson Or Current Resident 26 Hesketh Street Chevy Chase, MD 20815
Mr. and Mrs. John C. Dugan Or Current Resident 20 Hesketh Street Chevy Chase, MD 20815	Ms. Robin C. Heller Or Current Resident 19 Grafton Street Chevy Chase, MD 20815
Mr. Ross Wiener Ms. Mel Oncu Or Current Resident 21 Hesketh Street Chevy Chase, MD 20815	Mr. and Mrs. William J. McKee Or Current Resident 21 Grafton Street Chevy Chase, MD 20815
Mr. and Mrs. John J. Lively Or Current Resident 23 Hesketh Street Chevy Chase, MD 20815	Ms. Margaret (Peggy) B. Thomson Or Current Resident 23 Grafton Street Chevy Chase, MD 20815

I hereby certify that a public notice was mailed to the aforementioned property owners on the 26th day of March, 2009.


Doris M. Lyerly
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

GEOFFREY B. BIDDLE
Village Manager
DAVID R. PODOLSKY
Legal Counsel

CHEVY CHASE VILLAGE
5906 CONNECTICUT AVENUE
CHEVY CHASE, MD 20815
Telephone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov

BOARD OF MANAGERS
DOUGLAS B. KAMEROW
Chair
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Assistant Treasurer
PETER M. YEO
Board Member
ROBERT L. JONES
Board Member

March 26, 2009

Mr. Chris Snowber
Hamilton Snowber Architects, PC
2741 Woodley Place, N.W.
Washington, DC 20008

RE: Campanella Residence: 22 Hesketh Street, Chevy Chase, Maryland

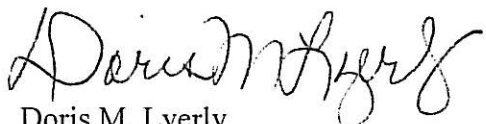
Dear Mr. Snowber:

Please note that your request for a variance to construct two rear additions, which will exceed the allowable 35% lot coverage, on behalf of the owners of the above-referenced property is scheduled before the Board of Managers on Monday, April 6, 2009 at 7:30 p.m. in the Village Hall.

Either you or another representative must be in attendance to present your case. At that time, you may introduce additional documents or provide testimony in support of the request.

For your convenience, enclosed please find a copy of the Public Hearing Notice and mailing list. Please contact the Village office in advance if you will be unable to attend.

Sincerely,



Doris M. Lyerly
Permitting & Code Enforcement Specialist
Chevy Chase Village

Enclosures

cc: Mr. and Mrs. John J. Campanella, 22 Hesketh Street, Chevy Chase, Maryland

Chevy Chase Village Building Permit Application

Permit Number: A-5517

Date of Application: 3/13/09

Applicant Name: <u>John & Kathy Campomella</u>	
Address: <u>12 Hasketh Street</u>	Phone: <u>301-215-4151</u>
Contractor: <u>Undetermined</u>	Phone: _____
Contact Person: _____	MHI/MD Contractor's Lic. No. _____

Filing Requirements

- ☒ A recent house location survey showing all existing and proposed structures.
- ☒ Construction plans and specifications. If trees that are twenty-four inches (24") in circumference or larger measured four feet six inches (4'6") above ground level are at risk of being disturbed during the construction, they must be shown on the submittal plans.
- ☐ Copy of stamped, approved Montgomery County drawings (if required). These drawings will remain on file at Chevy Chase Village.
N/A
- ☐ Copy of plans that show location of dumpster, portable sanitation facility, delivery zone and parking area.
N/A
- ☒ Copy of Covenants (if required).
- ☐ The filing fees for a Chevy Chase Village Building Permit are listed in Chapter 6 of the Village Code.
- ☐ Completed Building Permit Application and payment of filing fees.

The Village Manager will review the application and accompanying documents and, under most circumstances, will act on the building permit within 5 to 10 working days.

In the event the Montgomery County building permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.

No signs advertising the contractor, architect or other service provides associated with the permitted project shall be posted on the site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Building Code, the Montgomery County Zoning Code, the Village Tree Ordinance, and all applicable covenants on the above property.

Applicant's Signature: Kathy Campomella

Date: 3.13.09

For use by HPC only:

Historic Area Work Permit required?

Yes ☐

No ☐ _____ (HPC initials)

Exact Description of Construction Plans:

One story addition containing kitchen and breakfast Area with
gas fireplace. one story addition with bathroom closet
and covered stoop.

- ☐ Check here if the construction will require the demolition of over fifty (50) percent of any existing structure.
☐ Check here if a dumpster will be used (only permitted on private property). If so, applicant must file for a Village Dumpster Permit.

Parking Compliance

Is adequate on-site parking available for the construction crews? ☒ Yes ☐ No

If the answer is no, please provide a plan for parking which minimizes inconvenience to neighboring residents indicating if the property is in a permit parking area.

Will road closings be required due to deliveries, equipment or other reasons? ☐ Yes ☒ No

Responsible Party:

Will the residence be occupied during the construction project? ☒ Yes ☐ No

If no, please provide the name, address, business and after-hours phone number for the project manager or the party responsible for the construction site.

For Use By Village Manager**Approved with the following conditions:****For Use By Village Manager****Denied for the following reasons:**

MAR 15 2009

Chevy Chase
Village Manager

Footprint increase would exceed 35% maximum
moves.

Left/Right

Filing Fees

Permit Fee:

Damage Deposit:

Appeal Fee:

Tree Preservation Plan:

Total Fees & Deposits:

Checks Payable To:

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

Date:

Staff Signature:

2130

3/13/09

Doris M. Hogg

John and Kathleen Campanella
22 Hesketh Street
Chevy Chase, MD 20815

March 15, 2009

Geoffrey Biddle
Village Manager
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

Dear Mr. Biddle:

We are seeking a lot coverage variance for our Dutch Colonial residence at 22 Hesketh Street where we have lived with our two children since 2004. This is a re-submission of a project that was initially approved in 2006 by the Historic Preservation Commission (HPC) and was granted full building permits from both Montgomery County and Chevy Chase Village. As you know, this project was approved again, in a slightly modified version, last month by the Village and HPC.

The project is being re-submitted due to a misunderstanding about lot coverage calculations. This project has always, and still does, conform to the Montgomery County lot coverage limit of 35%. However, we did not realize that, unlike Montgomery County, the Village definition of "footprint" includes overhangs, gutters, and all raised structures. So, when those items were added to the footprint, the lot coverage, by Village standards, exceeds 35%. We are respectfully requesting a lot coverage variance due to unusual circumstances unique to our property that will be explained below.

It is our sincere intention to produce an aesthetically pleasing solution to our family's need for additional social and storage space, while respectfully upholding the intentions and purposes of the Village historic codes.

PROJECT DESCRIPTION:

The project is essentially the same as the one presented to the Village last month. However, we have made the kitchen addition smaller by moving the side wall, eaves, and fireplace completely behind the 7' side yard setback. We were able to do this while retaining a modified fireplace design and retaining the eat-in kitchen. This was accomplished by (1) removing an interior wall of cabinets between the family room and kitchen thereby increasing interior width to accommodate standard walk-ways, (2) reducing the depth of the fireplace and (3) diverting the fireplace ventilation system so that it vents through the copper roof.

As you may recall, the house sits on a lot with minimum side yards (approx 6.9') and a front setback of approximately 27.5'. The existing house and barn-style garage, along with overhangs, raised front stoop, and raised rear patio, cover 2721 s.f. or 36.33% of the lot according to the Village definition of lot coverage.

We have developed plans for a new one-story rear Kitchen addition at the rear of the house to the east side, and a separate Mudroom addition to the rear at the southwest corner. In order to accomplish the design, we are asking for a variance which would allow us to exceed the allowable lot coverage of by an additional 192 s.f., for a total lot coverage of 38.8%.

1) Rear Kitchen/Breakfast Room Addition:

The proposed one-story rear addition contains a new Kitchen and Breakfast Area. The addition is a wood and glass structure that picks up on the original architectural qualities of the existing wood-sided house and Sunroom. The main mass of the

proposed addition is one-story in height, and continues the existing mass of the Sunroom. The existing Sunroom is an enclosed former porch, with original columns filled in with glass and siding, topped by a roof deck with a painted wood railing. While the existing Sunroom walls sit near the required setback line (6.8'), the existing cornice projects an additional 0.9' into the side yard. In the proposed design, the new east side wall is set back from the face of the existing Sunroom so that the new proposed building face and projecting eaves are set completely behind the 7'-0" setback line.

2) Mudroom addition: The proposed one-story Mudroom addition at the southeast corner of the house fills in an existing covered porch, and extends a covered porch further into the rear yard.

REQUIREMENTS OF SECTION 8-11(c) OF THE VILLAGE CODE

1. Special Conditions:

The following conditions impose unusual and unique hardships limiting our ability to add extra living and storage space onto our house which our growing family needs.

- a. Existing 3-bay barn/garage with tack room and overhangs, occupies 568 s.f., or 20.8% of the overall lot coverage.
- b. The barn is one-third as large as our entire house. The immense size of this historic pre-1927 structure is much larger than most accessory buildings in the Village.
- c. The removal of all or part of the barn and/or the truncating of eaves would not be supported by HPC in the opinion of Anne Fothergill since the barn is a contributing structure.
- d. Overhangs and raised brick structures encompass an excessive amount of the lot (approx. 600 s.f., or 22.7% of overall lot coverage.)
- e. 30% of the total lot coverage is only one-story (250 s.f. + 568 s.f. = 818 s.f.)

2. Intent and Purpose of Village Requirements:

The Village Ordinance calls for strict scrutiny on issues related to lot coverage. However, the Ordinance specifically cautions that while extra care and consideration should be used when evaluating lot coverage, "It should be strict in theory but NOT fatal in fact." We believe our addition is sensitive to the concerns of the Village and is in-keeping with the general goals of the Ordinance in these ways:

- a. Our house is one of the smaller homes in the village. With a footprint of 1661 s.f., our house has only three bedrooms, a small galley kitchen with NO eat-in space, and virtually no closets on the entire first floor. (We keep our coats and boots in a converted kitchen cabinet!)
- b. The stated goal of the lot coverage ordinance is to limit the mass of homes in the village and to promote a "park-like" environment. The proposed addition is a one-story, mostly glass addition, tucked behind the existing house, and is nearly invisible from the public right of way. It does not add to the visible mass of the house. The resulting home is "neighbor-friendly" in that it does not loom over or impose upon neighbors or the public in any way.
- c. The proposed projections do not violate any covenants on the property (see *attached document*.) There is a 25'-0" front yard covenant on the property. The side yard covenant is 5'-0". Including the cornice overhangs, this would leave a 7.05' side yard at the addition.
- d. The proposed projections are minor in dimension (both horizontally and vertically), and would not adversely affect the light and air of adjoining properties.
- e. At the variance hearing, we will present supporting letters from the most directly

affected neighbors. (The neighbors have continually supported this project since 2006.)

- f. The proposed addition removes only a minor amount of green space and affects no trees as it would be built mostly over existing brick structure.
- g. The Village ordinance aspires to keep a "park-like" feel in the Village. Our lot is unique in that it backs up to 19 Grafton Street which is a double lot. There is no house or structure directly behind our property thus providing an open "park-like" feel to our backyard. Even with the proposed addition, our backyard will still feel open and not over-crowded.
- h. The proposed addition will NOT result in the mansionization of 22 Hesketh Street. From the public right of way, our quaint Dutch Colonial home will appear virtually unchanged from its original 1918 design while at the same time providing much-needed storage and social space for a four-person 21st Century family.

Thank you for your consideration of this matter.


Kathy and John Campanella

From: "Fothergill, Anne" <Anne.Fothergill@mncppc-mc.org>
Subject: **garage demolition**
Date: March 17, 2009 12:50:54 PM EDT
To: "Chris Snowber" <chris@hamiltonsnowber.com>

Mr. Snowber:

The Historic Preservation Commission reviews all proposed exterior alterations within the historic district. At the time of the Chevy Chase Village designation, certain garages/outbuildings (including the one at 22 Hesketh Street) were listed as "contributing" structures and those were specifically noted in the Master Plan Amendment, which we have provided to you. If someone wants to propose an alteration, relocation, or demolition of a contributing outbuilding, the HPC would need to review and approve the Historic Area Work Permit application. Generally, the HPC does not support demolition as their goal is the preservation and retention of a contributing structure, whether it is the main house or an ancillary structure. Please let me know if you have any additional questions.

thanks, Anne
Anne Fothergill
Planner Coordinator
Historic Preservation Section
Urban Design and Preservation Division
Montgomery County Planning Department
The Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400 phone
301-563-3412 fax